



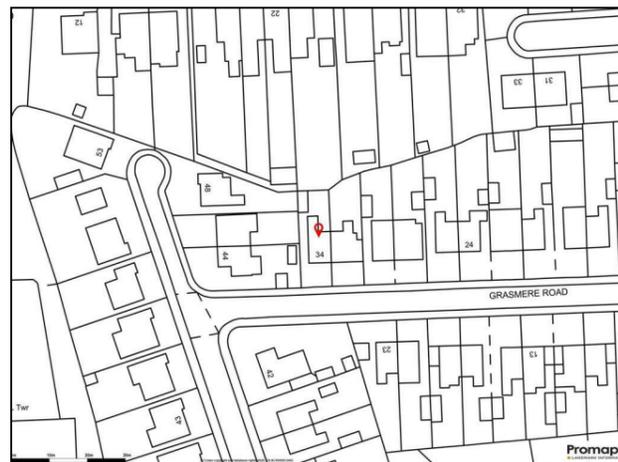
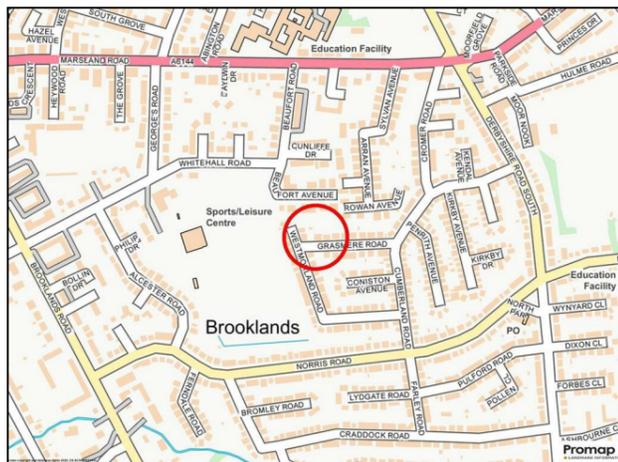
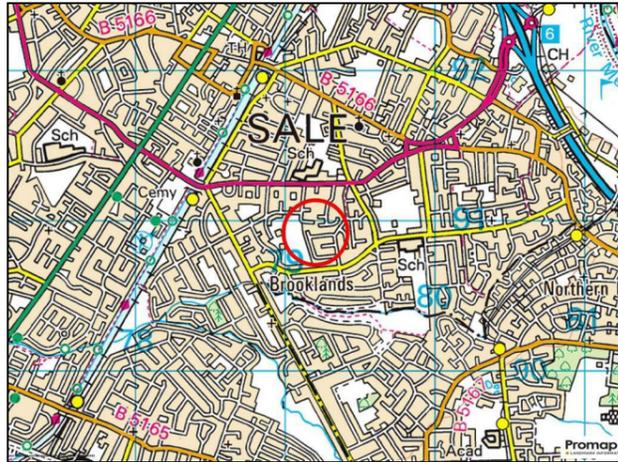
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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 34 Grasmere Road Sale, M33 3QU



**\*\*NO CHAIN\*\* AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED SITUATED WITHIN POPULAR 'LAKES ESTATE' PERFECT FOR SEVERAL OF THE LOCAL SCHOOLS INC BROOKLANDS AND SALE GRAMMAR.**

**Porch. Hall. WC. Lounge. Dining Room. Morning Room. Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Lovely Gardens.**

**CONTACT SALE 0161 973 6688**

**£420,000**

# in detail



An Excellent sized Three Bedroom Semi Detached situated within the Popular 'Lakes Estate'

This neighbourhood is consistently popular being an easy reach to several of the local schools to include Sale Grammar and Brooklands Primary.

Although the house has clearly been a well kept family home it offers great scope to update and improve further to a buyers own specification.

In addition to the accommodation there is ample driveway parking, Garage and a lovely private rear garden.

An internal viewing will reveal:

Recess Porch with step-up to an opaque, uPVC double glazed front door.

Entrance Hall, having staircase rising to the First Floor. Doors provide access to the Lounge and Morning Room.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed door with windows flanking both sides and above opening out onto the rear Garden. Fireplace feature to the chimney breast. Open Plan to the Sitting Room.

Sitting Room, having a uPVC double glazed, angled bay window to the front elevation.

Morning Room, having a uPVC double glazed window to the side elevation. Built-in storage cupboards. A further door provides access to useful understairs storage space. Floor-mounted, Baxi gas central heating boiler. Door through to the Inner Hallway.

Inner Hallway, having an opening into the Kitchen and door through to the Ground Floor WC. Opaque, uPVC double glazed door leads to outside. Tiled floor.

Ground Floor WC fitted with a low-level WC. Opaque window to the side elevation. Continuation of the tiled floor.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Built-in electric oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. Continuation of the tiled floor. uPVC double glazed window to the side elevation.

First Floor Landing, having an opaque, uPVC double glazed window to the side elevation. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens.



Bedroom Two. Another good-sized Double Bedroom, having an angled bay window to the front elevation.

Bedroom Three, having a double glazed window to the front elevation.

The Bathroom is fitted with a suite, comprising of panelled bath, separate shower cubicle with thermostatic shower, wash hand basin and WC. Opaque double glazed window to the rear elevation. Tiled walls.

Outside to the front, the property is approached via a block-paved driveway providing ample off street parking; this continues down the side of the property leading to the Gardens and Garage.

To the rear there is a private enclosed Garden which has been paved for easy maintenance with well-established borders surrounding.

Always a popular place to live!



Approx Gross Floor Area = 996 Sq. Feet  
= 92.6 Sq. Metres

